



PLANNING AND ZONING COMMISSION COMMUNICATION
January 20, 2015

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-17-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.08 Acres, Block 2, Lot 1, Harwood Plaza Addition, 900 Block of N. Industrial Boulevard.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Sandeep Singh

Location/Zoning: 1.08 Acres, Block 2, Lot 1, Harwood Plaza Addition, 900 Block of N. Industrial Boulevard. The zoning of the property is Community Business District (C-2).

Project Description: Mr. Sandeep Singh is seeking to construct a 10,730 SF retail and professional office structure at the corner of Clinic Drive and N. Industrial Boulevard. The property was approved for a conveyance plat in January 2014.

Site Conditions: Access will be provided from two locations to the site – from N. Industrial Boulevard and from Clinic Drive. Clinic Drive is a private street and controlled by the owner of the SuperValue Pharmacy, who has agreed to establish an access easement to extend into this new development on the north side of Clinic Drive. A cross access easement on the north side of the new development property will ensure access to the remainder of the undeveloped property from the drive approach from the west. There is adequate spacing for

emergency access vehicles and to solid waste containers on the property.

Landscaping – The proposed landscaping provides the required mixture and quantity of trees, shrubs and ground cover. Landscaping will be focused on the streetyard area between the building and N. Industrial Boulevard.

Building Elevations – The proposed elevation meets the minimum masonry requirements of the City of Euless and provides visual interest through varying heights and structures of the parapet and cap on the building.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner